

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTOR YANHUA YU, a single woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEYS AND QUITCLAIMS to:

Doc#. 2030538159 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/02/2020 11:15 AM Pg: 1 of 4

Dec ID 20200901608681

City Stamp 0-202-159-584

LEI HUANG, a married woman,

In FEE SIMPLE, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

COMMONLY KNOWN AS 2473 SOUTH ARCHER AVE., #2, CHICAGO, IL 60616

P.I.N. 17-28-125-046-1007

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 23<sup>rd</sup> day of SEPTEMBER, 2020

Yanhua Yu  
YANHUA YU

Exempt under Real Estate Transfer Tax  
Law 35 ILCS 200/31-45 sub par. e &  
Cook County Ord. 93-0-27 par. e

Date 09/23/2020 Sign Yanhua Yu

STATE OF ILLINOIS )

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT YANHUA YU, a single person, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and official seal, this 23<sup>rd</sup> day of September, 2020.



[Signature]  
NOTARY PUBLIC

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## LEGAL DESCRIPTION

### PARCEL ONE:

UNIT 2473-2 IN THE BERNADETTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 26, 2003 AS DOCUMENT NO. 0326934152 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE P-19 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Sept 123 1.2020

SIGNATURE: Yan Hua Yu  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

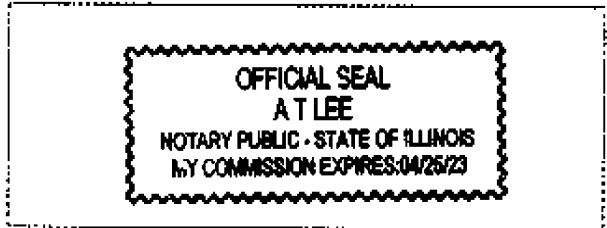
A. T. Lee

By the said (Name of Grantor): YAN HUA YU

On this date of: Sept 123 1.2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Sept 123 1.2020

SIGNATURE: Lei Huang  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

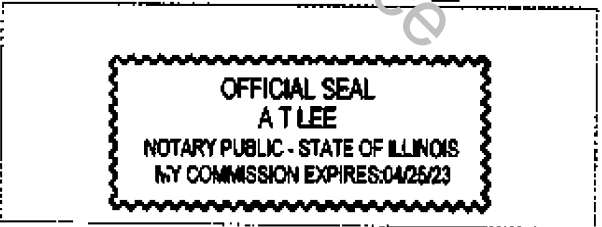
A. T. Lee

By the said (Name of Grantee): LEI HUANG

On this date of: Sept 123 1.2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 91)

# UNOFFICIAL COPY

<b>FULL PAYMENT CERTIFICATE</b>		CERTIFICATE #:	DATE:	A.K.A.
City of Chicago Department of Finance 333 South State Street, Suite 1300 Monday-Friday, 8:30 AM - 4:30 PM http://apply.chicago.gov		1299235	09/24/2020	
		BOOK	Page	MC#(s)

APPLICATIONS ARE REQUIRED FOR ALL TRANSFERS OF PROPERTY. SEPARATE APPLICATIONS ARE REQUIRED FOR EACH PROPERTY TO BE TRANSFERRED. FPC Fee is \$55 per application. The FPC fee is waived if the subject property is exempt from the City of Chicago Real Property Transfer Tax. Application # \_\_\_\_\_ OF \_\_\_\_\_(QTY)

**1. PREMISES INFORMATION**

PREMISES ADDRESS(ES): 2473 S ARCHER AVE UNIT 2 \_\_\_\_\_  
 PROPERTY INDEX # (S): \_\_\_\_\_  
 ADDITIONAL INFORMATION: \_\_\_\_\_

Association Billed Condo/Townhouse/Coop, Tax Exempt: E

**2. BUYER/GRANTEE INFORMATION**

NAME: Lei Huang \_\_\_\_\_ EMAIL: \_\_\_\_\_ PHONE: 312-877-7000  
 BUYER REQUESTS FUTURE BILL BE MAILED TO: \_\_\_\_\_

**3. SELLER/GRANTOR INFORMATION**

NAME: Yanhua Yu \_\_\_\_\_ ADDRESS: \_\_\_\_\_ PHONE: 312-877-7000  
 SELLER/GRANTOR INFORMATION

**4. APPLICANT INFORMATION**

COMPANY NAME: Philip Chow, Attorney at Law \_\_\_\_\_ NAME: Sindy Ng \_\_\_\_\_  
 EMAIL: bkchow@netzero.com \_\_\_\_\_ PHONE: \_\_\_\_\_

**ACKNOWLEDGMENT** - Applicant, as named above, requests that the City of Chicago update its billing records to reflect the transfer or pending transfer of the above premises that is the subject of this application. If now service charges accrue to the account prior to transfer of ownership of the subject property, the Department of Finance reserves the right to recalculate the balance owed. Under penalties provided by law pursuant to Section 4-309 of the Code of Civil Procedure, Applicant certifies that the statements set forth in this document are true and correct. Applicant acknowledges that parties who make substantial false statements may be fined not less than \$500, nor more than \$1,000, plus three times the City's damages. Applicant acknowledges that if he, she or it, acquired the above listed premises pursuant to a judicial foreclosure, any full payment certificate issued pursuant to this application will reflect a zero balance as of the execution date shown on the judicial deed, not as of the date of this application.

Acct#	018576-623843	Utility Charge \$	0	FPC CHARGE \$	0
Acct#		Utility Charge \$		FPC CHARGE \$	
Acct#		Utility Charge \$		FPC CHARGE \$	
Based Upon:	<input type="checkbox"/> FINAL METER READING TAKEN	<input type="checkbox"/> NON-METERED			
1. CLOSING BASED UPON A FINAL METER READING MUST OCCUR WITHIN 60 DAYS OF EITHER: (A) THE FINAL READING DATE, OR (B) THE AUTHORIZATION DATE, WHICHEVER IS EARLIER					
2. CLOSING BASED UPON A NON-METERED TERM MUST OCCUR WITHIN 60 DAYS OF THE AUTHORIZATION DATE					
3. ATTORNEYS ARE RESPONSIBLE FOR PRORATING FROM THE DATE ABOVE TO THE DATE OF CLOSING. CHARGES THAT ACCRUE AFTER THIS DATE WILL BE TRANSFERRED TO THE BUYER.					
CERTIFICATION AUTHORIZED BY: <u>S.Ng</u> AUTHORIZATION DATE: <u>09 / 24 / 2020</u> FPC COMPLETION DATE: <u>09 / 24 / 2020</u>					

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